Return recorded original to:

HPT, Inc.
Belle Meade Office Park
4515 Harding Rd, Suite A-306
Nashville, TN 37205

This instrument prepared by:

Sam D. Hodges, III
Grissim and Hodges, Attorneys
323 Union Street
Nashville, TN 37201

FEE 21.00
DP 1.00
21.A

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER:
HPT, Inc.
Belle Meade Office Park
4515 Harding Rd, Suite A-306
Nashville, TN 37205

SEND TAX BILLS TO:
Same

MAP/PARCEL NO.
#72-13-29

Date: May 20, 1994

Grantor: Chief Auto Parts Inc.

Grantor's Mailing Address: 15303 Dallas Parkway
Suite 800, LB 35
Dallas, Dallas County, TX 75248

Consideration: Ten and 00/100 Dollars ($10.00) and other valuable consideration

Property (including any improvements): See Exhibit A

Reservations from and Exceptions to Conveyance and Warrant:

The following lien(s) and other matter(s) and all terms, provisions and conditions of the instrument(s) creating or evidencing said lien(s) and other matter(s) and those matters not included but excepted to pursuant to a Title Policy issued in conjunction with the conveyance of the Property:

1. All assessments and taxes due in 1994, and thereafter. City of Nashville taxes and County taxes for 1994, not yet due and payable.

2. Restrictions contained in Book 6738, page 968.

3. Subject to an easement for storm drainage across the rear portion of property; a gas service line across the rear portion of the proeprty, as shown on the survey by John D. McCormick, Surveyor, dated November 19, 1985.

Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators, and successors to

warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty, and only when the claim is by, through, or under Grantor but not otherwise.

When the context requires, singular nouns and pronouns include the plural.

Grantor: Chief Auto Parts Inc.

By: David H. Eisenberg
~~Vice~~ President

STATE OF TEXAS, COUNTY OF DALLAS

On this 18th day of May, 1994, before me appeared David H. Eisenberg, to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he is the — president of Chief Auto Parts Inc., and that the seal affixed to said instrument is the corporate seal of said corporation (or association), and that said instrument was signed and sealed in behalf of said corporation (or association), by authority of its Board of Directors (or Trustees) and said President acknowledged said instrument to be the free act and deed of said corporation (or association).

WITNESS my hand and Notarial Seal at office the day and year above written.

Nancy E. Strack
Notary Public

My commission expires 23 day of October, 1997

NANCY E. STRACK
MY COMMISSION EXPIRES
October 23, 1997

STATE OF TENNESSEE, COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of affiants knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is, $185,000, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this the 20th day of MAY, 1994.

Notary Public

My commission expires 24th day of JANUARY, 1998

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Property No. 27088

EXHIBIT A

LEGAL DESCRIPTION

BOOK 9352 PAGE 236

LAND in Davidson County, Tennessee, being Lot No. 45 and part of Lot 46, on the Plan of Irvington, as shown on plat of record in Plat Book 843, Page 60 in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description and being described as follows:

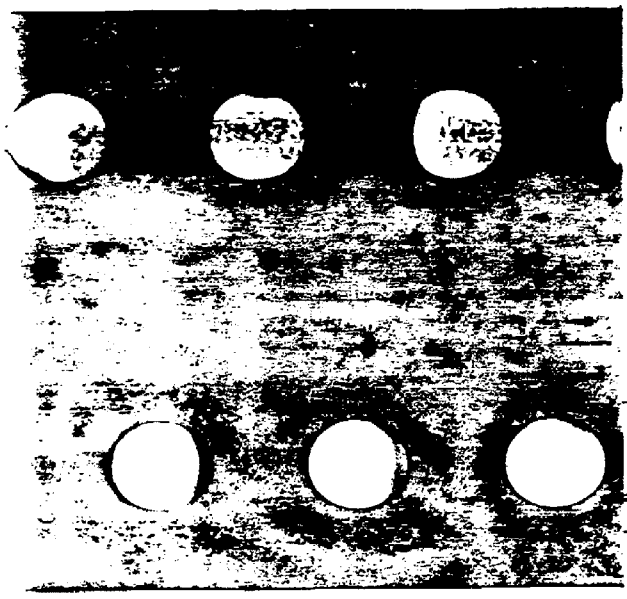
BEGINNING at an iron pin in the westerly right-of-way of Gallatin Road (US #31E) at the intersection of Carolyn Avenue, thence along the northerly right-of-way of Carolyn Avenue, North 68 Deg. 33' 30" West a distance of 170.00 feet to an iron pin; thence North 21 Deg. 56' 00" East a distance of 117.00 feet to an iron pin; thence South 68 deg. 33' 30" East a distance of 170.00 feet to an iron pin in the westerly right-of-way of Gallatin Road; thence along the westerly right-of-way of Gallatin Road South 21 Deg. 56' 00" West a distance of 117.00 feet to the point of beginning and containing 0.457 acres, more or less.

Being the property conveyed to Chief Auto Parts Inc., a Delaware corporation by deed of recording Book 7541, page 146, Register's Office for Davidson County, Tennessee.

52473
IDENTIF. & REFERENCE

94 MAY 20 PM 2:14
FELIX A. ... REGISTER
DAVIDSON COUNTY, TN.

eha\saletx.agr (Revised 2/24/93) 27088.sa



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

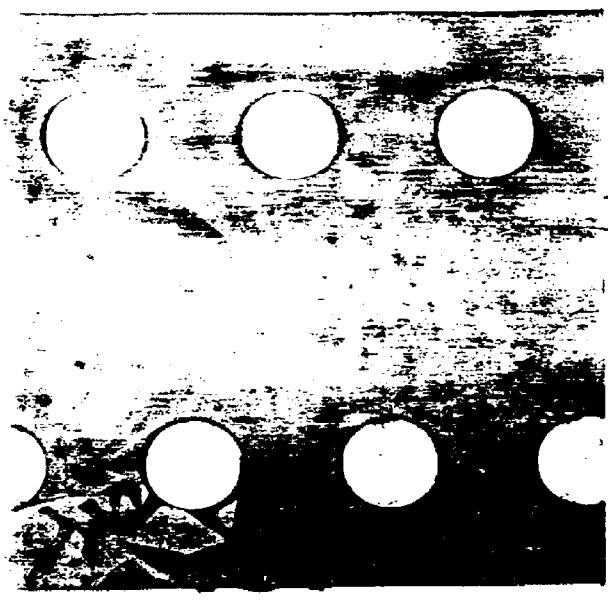
FOR _____

BOOK 9352 PAGE 237

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CHMT	
				185000.00
			CON TX	684.50
			PRFEE	1.00
			WDEED	16.00
			TOTAL	701.50
			CHECK	701.50
05/20/94	01		14:13 0001	8698

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



52473
IDENTIF. ↑ REFERENCE

94 MAY 20 PM 2:14
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 793699